

**GIBSON HARDWARE BUILDING**

Rising Sun, Ohio County, IN

Revised December 29, 1999

**Site Location and Description**

This site is located at 201-203 Main Street. The Gibson Hardware Building is one of Rising Sun's most prominent structures. It consists of two buildings with a shared wall.

Zip Code: 47040

**Site Uses and Past Activities**

The structure was built in 1887. It was originally a hardware store, but was later converted into a neighborhood grocery. After the grocery closed, two businesses moved in; both are still in operation. One is Pavey's Small Engine Sales and the other is a furniture refinishing business. There are also two occupied apartments. The owner has retired and put the building up for sale. However, environmental concerns have hampered previous redevelopment efforts.

**Contaminants and Impacts**

No assessments or sampling activities have yet been completed at this site. Therefore, the type and extent of contamination, if any exists, is currently unknown.

**Lead Agency**

IDEM in conjunction with the Indiana Development Finance Authority

**Community Concerns**

This history of this building is well known locally and has been a longstanding public concern. Its redevelopment is very important to the revitalization of Main Street. Community support for this brownfields project has been shown at city council meetings, at local business meetings, and by the circulation of a petition.

**Actions Taken**

The City of Rising Sun was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in September 1999. The awarded funding will help assess environmental conditions at the property and potential liabilities. Once the environmental issues are identified and resolved, reuse of these sites should contribute to the overall well being of the City of Rising Sun.



**Current Status**

The State is anticipating notification of on-site activities and the receipt of the assessment reports generated from the Phase I and Phase II investigation activities.

**Future Actions**

IDEM staff will provide oversight for on-site assessment activities to ensure compliance with the proposed work plan. IDEM staff will review the assessment documents submitted to the State to ensure environmental objectives are met and discuss future steps as necessary to facilitate the City of Rising Sun's redevelopment efforts.

*Reuse and Redevelopment*

The Rising Sun Redevelopment Commission would like to attract artists and craftspersons to the downtown to take advantage of the tourism created by the riverboat gambling. One possible use for this building is as apartments and galleries. A second possibility is as a business incubator, where fledgling enterprises would share office space and services.

**Cost Estimates**

Amount of grant awarded: \$13,000.

**For More Information**

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